

Angela Dugan-Starr | Due Diligence Senior Project Manager

Field Office: Kansas City, MO

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Professional Summary:

Angela Dugan-Starr has more than 8 years of experience in professional consulting services and meets the definition of an Environmental Professional (EP) as defined in the EPA All Appropriate Inquiry (AAI) regulations. She has worked nationally on various due diligence projects, and currently resides in Kansas City, Missouri. Her expertise includes Phase I Environmental Site Assessments (ESAs), Phase II ESAs, Transaction Screen Assessments (TSAs), Records Search with Risk Assessments (RSRAs), and third-party reviews. Ms. Dugan-Starr is also familiar with the Kansas Department of Health and Environment (KDHE) Certificate of Environmental Liability Release (CELR) process and has worked closely with several regulatory agencies across the Midwest related to due diligence investigation and remedial efforts. Ms. Dugan-Starr has completed projects for public, private, lender, developer, real estate, law, corporate, and conservation clients.

Areas of Expertise:

- Phase I Environmental Site Assessment (ESA)
- Phase II Environmental Site Assessment
- Records Search with Risk Assessment (RSRA)
- Third Party Reviews
- KDHE Certificate of Liability Release (CELR) Applications
- Project Management; Coordination and Oversight
- Technical report writing
- Data analysis, quality control, and integrity assurance

Licenses and Certifications:

OSHA 29 CFR 1910.120 40-Hour Safety Training

OSHA 29 CFR 1910.120 8-Hour Refresher Safety Training (annual)

Environmental Professional, per the CFR Title 40, Chapter I, Subchapter J, Part 312, Subpart C, Section 312.21

Project Experience:

Private Transportation Companies, Nationwide

Ms. Dugan-Starr has performed Phase I Environmental Site Assessment Reports nationwide for several private transportation companies in order to expand their operations and refinance existing facilities. Special challenges involved with specific projects included obtaining and reviewing previous and current tank records, oil-water separator operations, local and state regulations, and changes in maintenance and waste disposal operations.

Lending Intuition, Nebraska

An area-wide Phase I ESA was conducted on land owned by a large food processing facility and their associated warehouses, residences, water pretreatment facility, and previously developed lots. The assessment revealed several environmental issues and business environmental concerns (BERs) which were concisely communicated to lending institution for evaluation and loan terms. This information allowed the lending institution to appropriately assess risk and make the loan for the installation of new production equipment and facility expansion.

KDHE Awarded Due Diligence, Kansas

Ms. Dugan-Starr previously worked on a contract with the Kansas Department of Health and Environment (KDHE) for Phase I ESA and Phase II ESA project assignments. Assessments included all research, investigation, interviews, agency communications, and final reports for public, residential, commercial, and industrial land across the state of Kansas on facilities including several former and existing dry-cleaner, automotive repair facilities, and abandoned commercial structures. After extensive historical and regulatory agency research, recommendations were provided to KDHE on if additional actions or investigations were warranted at the time.

Retail Petroleum Facilities, Midwest

Phase I Environmental Site Assessment Reports were conducted for retail petroleum facility properties throughout the states of Kansas, Missouri, Illinois, Arkansas, Wisconsin, Oklahoma, Texas, and Colorado for lenders and private entities. Special challenges involved with specific projects included obtaining and reviewing tank and line tightness testing reports to comply with lender requirements, reviewing technical documents relating to prior aboveground and underground storage tank (AST, UST) removals, environmental sampling, remediation, and closure proceedings including conditions detailed in No Further Action (NFA) letters.

Professional Experience:

EFI Global, Due Diligence Senior Project Manager, 2023 – present
McRoberts & Hartis, PC, Environmental Scientist, 2022-2023
Environmental Works, Inc. Environmental Scientist, 2019-2022
Environmental Works, Inc. Associate Scientist, 2015-2019
Benchmark Environmental Services, Inc., Environmental Technician, 2014-2015

Education:

BA Degree, Environmental Studies, Cornell College, Mount Vernon, Iowa, 2013
BA Degree, Classical Studies, Cornell College, Mount Vernon, Iowa, 2013

Affiliations:

Environmental Bankers Association (EBA)